

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/41 FINLAY STREET FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$415,000

&

\$456,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/41 FINLAY STREET FRANKSTON VIC 3199	\$473,500	16-Feb-24
3/11 DAVID STREET FRANKSTON VIC 3199	\$500,000	18-Apr-24
2/8 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$455,000	19-Apr-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 July 2024



**3/41 FINLAY STREET FRANKSTON
VIC 3199**

Sold Price

\$473,500

Sold Date

16-Feb-24

2

1

-

Distance

0.01km



**3/11 DAVID STREET FRANKSTON
VIC 3199**

Sold Price

\$500,000

Sold Date

18-Apr-24

2

1

1

Distance

0.15km



**2/8 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

Sold Price

\$455,000

Sold Date

19-Apr-24

2

1

1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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